

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
Group 2

Property ID: R25045

Property Information

6-7

property address: 2104 ELMWOOD  
legal description: CULPEPPER MANOR #1, BLOCK 1, LOT 2  
owner name/address: MELNYK, WALTER & MELISSA  
2104 ELMWOOD DR  
BRYAN, TX 77802-1811  
full business name: n/a  
land use category: SF-RS type of business: n/a  
current zoning: RD-7 occupancy status: occup-  
lot area (square feet): 9490 frontage along Texas Avenue (feet): n/a  
lot depth (feet): 129 sq. footage of building: 2003  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards  
75 ft.

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1  
type of buildings (specify): brick  
building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: 1956 accessible to the public: ☐ yes ☒ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☒ yes ☐ no (specify) expanded driveway  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: n/a type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 4  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: -? n/a sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: double drive  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_